

TOWN OF WARWICK  
ZONING BOARD OF APPEALS  
JUNE 24, 2019

Members Present:

Jan Jansen, Chairman

Mark Malocsay, Co-Chairman

Robert Fink, Attorney

Kevin Shuback

Chris Daubert

Members Absent:

Diane Bramich



**PUBLIC HEARING OF Blue Arrow Too, LLC.** – for property located at 86 Glenwood Road, Warwick, New York and designated on the Town tax map as Section 24 Block 1 Lot 46.22 and located in a RU & CO Districts for “**Renewal**” of a variance granted by the ZBA on 6/26/17 pursuant to Section 164.53.B (12) permitting construction of a 80 foot X 200 foot building and a second building 50 feet X 104 feet. **Continued from the May 28, 2019 ZBA Meeting.**

ATTORNEY FINK: The County has responded and we’re pretty much ready to put it to a vote.

CHAIRMAN JANSEN: The County only requests the construction be done in a timely manner so that additional renewals are not needed for this project.

ATTORNEY FINK: Will the proposed variance cause an undesirable change to the character of the neighborhood or be a detriment to nearby properties?

CHAIRMAN JANSEN: No.

MR. MALOCSAY: No.

ATTORNEY FINK: Can the benefit sought by the applicant be achieved by any other feasible method?

MR. MALOCSAY: No.

MR. DAUBERT: No.

ATTORNEY FINK: Is it a substantial variance?

MR. DAUBERT: No.

MR. SHUBACK: No.

ATTORNEY FINK: Will it have an adverse effect upon the physical or environmental conditions?

MR. MALOCSAY: No.

MR. SHUBACK: No.

ATTORNEY FINK: Is the alleged difficulty self-created?

MR. MALOCSAY: Yes.

MR. DAUBERT: Yes.

ATTORNEY FINK: Would someone care to type this as “Unlisted”  
with no adverse environmental impact?

MR. MALOCSAY: So moved.

MR. SHUBACK: Seconded.

CHAIRMAN JANSEN: All in favor? [4 ayes]  
Motion carried.

ATTORNEY FINK: Does anyone care to move that the variance be  
granted as advertised?

MR. MALOCSAY: So moved.

MR. SHUBACK: Seconded.

CHAIRMAN JANSEN: All in favor? [4 ayes]  
Motion carried.

**PUBLIC HEARING OF Kelly & Michael Hennessy** - for property located at 15 Pine Drive, Warwick, New York and designated on the Town tax map as Section 27 Lot 1 Block 92 and located in an SL District for a variance of Section 164-41.A(1)(a) permitting construction of a 30 ft X 50 ft (1500 sq. ft.) accessory building where the Code permits not more than 1200 sq. ft. in an area.

CHAIRMAN JANSEN: What do we do about this application? No one is here.

ATTORNEY FINK: We'll adjourn it to the next meeting and I'll have Connie ask them if they intend to appear.

CHAIRMAN JANSEN: For this application we did find notation that it was sent to the County on June 10, 2019. No word yet but it's only been 12 days.

ATTORNEY FINK: Hennessy didn't need to go to the County. I think there's been a lack of communication between Connie and myself. I'll speak with her. Anyway, it didn't come back regardless. To be carried over to the next meeting.

**OTHER CONSIDERATIONS:**

CHAIRMAN JANSEN: Motion to approve the ZBA Minutes from the May 28, 2019 meeting.

MR. DAUBERT: So moved.

MR. MALOCSAY: Seconded.

CHAIRMAN JANSEN: All in favor? [4 ayes]  
Motion carried.

Meeting adjourned.

[ZBA Recording Secretary – Mary Hebel]